
Qualification of Larry Schnepf

Mr. Schnepf has been a real estate appraiser/consultant in Arizona since 1974. He provides both appraisal and consulting services ranging from feasibility studies to appraisals of new, one-of-a-kind facilities.

EDUCATION:

Arizona State University
Graduate, Brigham Young University - 1976, B.A. in Communication

APPRAISAL EDUCATION:

Appraising of Agricultural Properties, Brigham Young University, 1976
SREA Seminar, Cash Equivalency and Creative Financing, San Diego, CA - 1981
SREA Exam 101, An Introduction to Appraising Real Property, Phoenix, AZ - 1982
SREA Exam 102, Applied Residential Property Valuation, Phoenix, AZ - 1982
SREA Course 201, Principles of Income Property Appraising, Boulder, CO - 1982
SREA Course 202, Applied Income Property Valuation, Tempe, AZ - 1982
AIREA Exam 1A-1, Real Estate Appraisal Principals, Hanover, NH - 1985
AIREA Exam 1A-2, Basic Valuation Procedures, Hanover, N H - 1985
AIREA Course 2-1, Case Studies in Real Estate Valuation, Cocoa, FL - 1985
AIREA Exam 2-2, Valuation and Report Writing, San Diego, CA - 1985
AIREA Courses 2-3, Standards of Professional Practice, Austin, TX - 1985
AIREA Exam 10, Market Analysis, San Diego, CA - 1985
AIREA Exam 1B-A, Capitalization Theory and Techniques, Part A, Tucson, AZ - 1985
AIREA Course 1B-B, Capitalization Theory and Techniques, Part B, San Diego, CA - 1986
AIREA Seminar, R-41b, Tempe, AZ - 1986
SREA Seminar, R-41c and the Appraiser, San Diego, CA - 1986
American Demographics Institute, How to Build and Use a Demographic Information System, Marina Del Rey, CA - 1986
AIREA Seminar, Federal Home Loan Bank Board Regulation R-41c, Mesa, AZ - 1987
AIREA Seminar, Malpractice/Court Testimony, Phoenix, AZ - 1987
American Demographics Institute, Consumer Demographics, Marina Del Rey, CA - 1987
AIREA Seminar, UCIR Appraisal Form/FHLBB Appraisal Policies, Anaheim, CA - 1988
The Resolution Trust Corporation, Appraisal Seminar, Phoenix, AZ - 1990
AI Course SPP-A, Standards of Professional Practice, Part A, Scottsdale, AZ - 1991
AI Course SPP-B, Standards of Professional Practice, Part B, Scottsdale, AZ - 1991
AI Seminar, Arizona Law, Scottsdale, AZ - 1991
AI Seminar, Market Extractions, Tempe, AZ - 1992

Arizona School of Real Estate, Appraisal Valuation & Current Economic Trends, Scottsdale, AZ - 1992

Arizona School of Real Estate, Arizona Water Law, Scottsdale, AZ - 1996

Arizona School of Real Estate, Environmental Problems & Land Value, Scottsdale, AZ - 1996

Arizona School of Real Estate, Commissioner's Rules - Subdivision Rules, Scottsdale, AZ - 1996

Arizona School of Real Estate, Fair Housing & the ADA, Scottsdale, AZ - 1996

Arizona School of Real Estate, Fundamentals of Real Estate Exchange Contract, Scottsdale, AZ - 1996

Arizona School of Real Estate, General Contractors, Statutes, Contracts, Scottsdale, AZ - 1998

Arizona School of Real Estate, General Construction, Scottsdale, AZ - 1998

Arizona School of Real Estate, Working with Blueprints, Scottsdale, AZ - 1998

Arizona School of Real Estate, Government Lands in Arizona, Scottsdale, AZ - 1998

U.S. Department of Housing and Urban Development, Accessibility Requirements, Building Code Language and the Fair Housing Act, Phoenix, AZ - 1999

Valuation 2000 Conference/The Appraisal Foundation, USPAP Update for Instructors and Regulators, Las Vegas, NV - 2000

Valuation 2000 Conference/AI, Course 705, Litigation Appraising, Las Vegas, NV - 2000

Arizona School of Real Estate, Uniform Standards of Professional Appraisal Practice, Scottsdale, AZ - 2000

AI (Appraisal Institute), Course 410, Uniform Standards of Professional Appraisal Practice, Part A, North Salt Lake City, UT - 2000

AI (Appraisal Institute), Course 420, Uniform Standards of Professional Appraisal Practice, Part B - 2000

AI (Appraisal Institute), Internet Search Strategies For Real Estate Appraisers - 2000

U.S. Department of Housing and Urban Development, MAP (Multifamily Accelerated Processing) Third Party Training, Phoenix, AZ - 2000

Arizona School of Real Estate and Business, Contract Writing, Scottsdale, AZ - 2002

Arizona School of Real Estate and Business, Foreclosures/Forfeitures, Scottsdale, AZ - 2002

Arizona School of Real Estate and Business, Land Planning & Zoning, Scottsdale, AZ - 2002

U.S. Department of Housing and Urban Development, MAP (Multifamily Accelerated Processing) Training, Phoenix, AZ - 2003

Arizona School of Real Estate and Business, Arizona Land Market, Scottsdale, AZ - 2004

Arizona School of Real Estate, Arizona Water Law, Scottsdale, AZ - 2004

Arizona School of Real Estate, Real Estate Foreclosures, Scottsdale, AZ - 2004

Arizona School of Real Estate, USPAP 15-hour course, Scottsdale, AZ - 2004

Arizona School of Real Estate, General Contractors: Business Management I, Scottsdale, AZ - 2004

PROFESSIONAL ACCOMPLISHMENT:

APPRAISAL INSTITUTE (formerly the AMERICAN INSTITUTE OF REAL ESTATE APPRAISERS) - MAI Number 7760, awarded in 1988.

SOCIETY OF REAL ESTATE APPRAISERS - SRPA (Senior Real Property Appraiser), awarded in 1985.

CERTIFIED GENERAL REAL ESTATE APPRAISER, State of Arizona, Certificate No. 30284. Expires August 31, 2006

CHRONOLOGY OF WORK HISTORY:

Senior Partner, Schnepf - Ellsworth Appraisal Group, providing a wide range of valuation and consulting services. (1988 to present)

President, Schnepf, Layton & Watkins, Inc. appraisal firm in Mesa, Arizona. (1991)

Associated with the late David N. Peterson, MAI and Patrick Nolan, MAI (Real Estate Science Corporation), 2200 North Central Avenue, Suite 416, Phoenix, Arizona 85004. (1982 to 1988)

Independent Fee Appraiser and Corporate Real Estate Broker for Kaibab Industries. Partner, Payson West, a 300 acre subdivision development in Payson, Arizona. (1980 to 1982)

Independent Fee Appraiser and Real Estate Salesmen in small firm specializing in agricultural properties. (1976 to 1980)

SCOPE OF WORK:

Real estate asset appraisals including: residential, subdivision, commercial, retail, industrial, transient lodging, retirement/congregate care, agricultural, ranch, special and mixed-use purpose properties. Other services performed include: right-of-way, business valuations, highest and best use studies, market-demand studies, marketability studies, feasibility studies, site selection analysis, portfolio analysis, second opinions, due diligence reviews, tax Certiorari analysis.

TESTIMONY EXPERIENCE:

Qualified witness in the Superior Court, State of Arizona and Federal Bankruptcy Court.